Robert Ellis

look no further...

Church Street
Stapleford, Nottingham NG9 8GF

A FULLY RENOVATED DOUBLE HEIGHT BAY FRONTED THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE. GUIDE PRICE £340,000 TO £350,000

Guide Price £340,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TOTALLY RENOVATED AND EXTREMELY WELL PRESENTED DOUBLE HEIGH BAY FRONTED THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE SITTING ON THIS GENEROUS OVERALL CORNER PLOT WITH REAR PARKING AND DETACHED DOUBLE GARAGE.

With accommodation over two floors, the ground floor comprises entrance lobby, bay fronted living room, open plan living/dining kitchen and shower room. The first floor landing then provides access to three bedrooms and a modern three piece shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and detached double garage to the rear with gardens to both the front, side and rear.

The property is situated within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a variety of schooling for all ages, as well as great transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to a nearby parade of shops on the bottom corner of Hickings Lane/Pasture Road, as well as within walking distance to the entrance of Hickings Lane Park.

We believe the property will make an ideal family home and we highly recommend an internal viewing.

PORCH/LOBBY
7'2" x 3'9" (2.20 x 1.15)
Feature composite and double glazed front entrance door, laminate flooring, panel and glazed internal door to the living room.

LIVING ROOM
16'7" x 15'7" (5.08 x 4.75)
Double glazed bay window to the front (with fitted blinds), two radiators, wall light, LED points, wall mounted (recently re-fitted) electrical consumer box, hand crafted wood spindle balustrade, media points, laminate flooring, central brick and tiled fireplace. Door access into the kitchen and back through to the entrance porch/lobby.

OPEN PLAN FAMILY LIVING/DINING KITCHEN
18'8" x 16'1" (5.71 x 4.91)
The kitchen area comprises a matching range of handle-less fitted soft-closing base and wall storage cupboards and drawers, with marble-style square edge work surfacing, incorporating one and half bowl sink unit with draining board and central swan-neck mixer tap. Under-cabinet lighting, plinth lighting, in-built wine cooler. Fitted five ring induction hob with extractor fan over, in-built eye level microwave and combination oven, integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water). Double glazed window to the side (with fitted blinds), spotlights, two vertical radiators, Velux roof window, laminate flooring, ample space for dining table and chairs, uPVC panel and double glazed door (with inset fitted blinds) opening out to the rear garden patio, door to the shower room, feature media wall incorporating six inlets (two with double power sockets) and lighting.

SHOWER ROOM
6'0" x 4'5" (1.83 x 1.35)
Comprising corner shower cubicle with mains shower and glass shower screen and sliding door, wash hand basin with mixer tap, push flush WC. Double glazed window to the rear (with fitted roller blind), extractor fan, spotlights, laminate-style vinyl flooring.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), decorative wood spindle balustrade, loft access point to an insulated loft space. Doors to three bedrooms and shower room.

BEDROOM ONE
12'4" x 11'7" (3.76 x 3.55)
Double glazed bay window to the front (with fitted blinds), radiator, wall light points.

BEDROOM TWO
10'1" x 9'0" (3.08 x 2.76)
Double glazed window to the rear (with fitted blinds), radiator. Plug sockets with in-built USB charging points.

BEDROOM THREE
9'10" x 6'10" (3.00 x 2.09)
Double glazed window to the side (with fitted blinds), radiator.

SHOWER ROOM
8'5" x 6'0" (2.59 x 1.85)
Modern white three piece suite comprising walk-in double sized shower cubicle with dual attachment mains shower over, feature glass shower screen, push flush WC and wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the rear (with fitted roller blind), black matt ladder radiator, spotlights, extractor fan.

OUTSIDE
To the front of the property there is a garden lawn with surrounding flowerbeds housing a variety of bushes and shrubbery. Front entrance wrought iron gate with pathway providing access to the front entrance door. Decorative white stone chippings, gated access into the side garden.

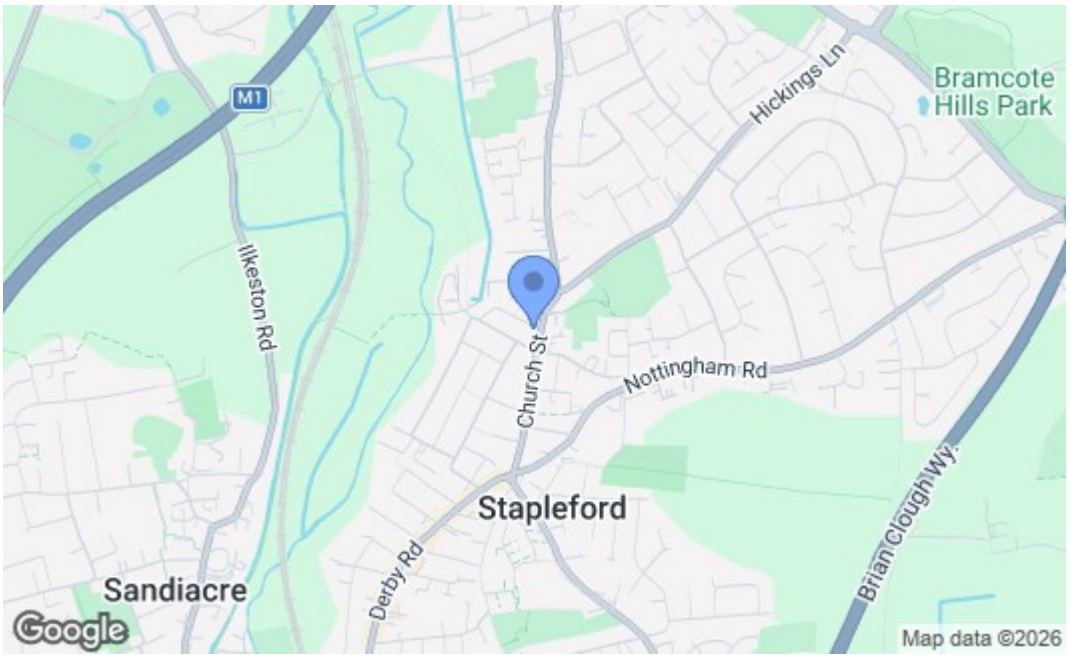
TO THE SIDE
The side garden is enclosed and predominantly laid to lawn with a continuation of the pathway which then provides access to the rear part of the garden. Down the side of the house there are two double power points, cold water tap and outside lighting points.

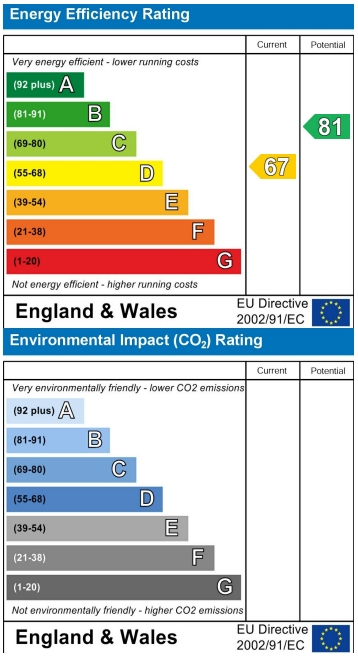
TO THE REAR
The rear garden offers a good size paved patio entertaining space, lawn to the side and electric roller side door into the detached double garage. External lighting points, access to the side driveway.

SIDE DRIVEWAY
Accessed via Manor Avenue, gated providing secure off-street parking side-by-side for two cars.

DETACHED DOUBLE GARAGE
20'1" x 16'8" (6.13 x 5.09)
Up and over door to the front, electrically operated roller door to the side, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford office on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Follow the road and the property can be found on the left hand side on the corner of Church Street and Manor Avenue, identified by our For Sale board.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044